

# Las Vegas

BUILDING LAS VEGAS INTO A WORLD-CLASS CITY

# GROWTH WATCH

## FLOYD LAMB PARK




Water tower and adjacent buildings at Floyd Lamb State Park.

for recreation, conservation and critical municipal infrastructure.

The park is held very near and dear by longtime Las Vegasans and newcomers alike. The 2,089 combined acres of state and federal owned land included in the park boundary support a variety of passive recreational activities including fishing, hiking, picnicking, equestrian facilities and are home to four lakes, historic ranch buildings, archaeological resources and endangered plant species. With more than 200,000 annual visitors, Floyd Lamb Park is one of the few areas in Southern Nevada where the public can

— CONTINUED ON PAGE 2

**R**esidents, public interest groups, technical experts and the city of Las Vegas are all planning for the future of Floyd Lamb Park. Floyd Lamb Park, with its historic treasures, lakes, wildlife and beautiful views of the Sheep and Spring Mountain Ranges, is an oasis in increasingly urbanized northwest Las Vegas. Previously named Tule Springs, it is anticipated to be transferred to the city from the state of Nevada in June 2007. The transfer agreement requires that the city will conduct a public planning process to ensure the lands within the park boundary are used only




## FLOYD LAMB PARK


**PUBLIC MEETING**

The city of Las Vegas invites residents to view and comment on the preferred alternative for Floyd Lamb Park. Please attend on:

**Monday October 30, 2006**  
**6:30 to 9:30 p.m.**  
**Silverstone Golf Club**  
**Clubhouse Ballroom**  
**8600 Cupp Drive**

For more information, visit:  
[www.lasvegasopenspace.com](http://www.lasvegasopenspace.com) (select Floyd Lamb Park).

  
731 S. Fourth Street  
Las Vegas, NV 89101



Fall 2006

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# CITY UPDATES THE TOWN CENTER DEVELOPMENT STANDARDS



Town Center development

After almost five years of use, the Town Center Development Standards manual was due for a tune-up to fix inconsistencies and make it easier to use. On October 4, 2006, the City Council passed Bill 2006-53, which revises the standards manual to mirror the city's zoning code referred to as

Title 19. The Las Vegas Town Center Standards Manual was originally adopted in 2001. It provides the regulations and development standards affecting the use of land within the Town Center located in the Centennial Hills planning area.

The Town Center area within the Centennial Hills Sector Plan was first developed and adopted in 1999. It was established as a concentrated area for high-density residential and commercial development, employment centers, and other non-residential areas in the northwest sector of the city. By locating these types of activities in a defined area and minimizing the footprint of development, necessary commercial, service and employment opportunities will be centrally located. The northwest community viewed the Town Center concept as an acceptable alternative to the widely-dispersed pattern of development that typically had occurred in the Las Vegas valley.

"The changes to the document will make it easier for the public to find zoning information for Town Center and provide consistency with the city's zoning code," said Planning Manager Flinn Fagg, AICP, of the city's Planning and Development Department.

The names of uses were modified to match the land use categories and commercial designations in Title 19 of the Las

— CONTINUED ON PAGE 3

## FLOYD LAMB PARK – CONTINUED FROM PAGE 1

enjoy passive recreational activities and the beauty of the desert landscape.

The planning process for the park is structured similarly to the process employed for the Northwest Open Space Plan. Both technical and citizen advisory committees have been formed and they have been meeting according to schedule. The technical committee includes representatives of professional staff members of state and federal natural resource agencies, city staff and utility companies. The Citizens Advisory Committee includes selected leaders of local non-profit organizations, neighborhood associations, representatives of local elected officials and business owners affected by the transfer of the park.

The first Open House for the public was held in August 2006. Large site plans showing three options depicting many uses for the park were displayed. Staff from Greenways, Inc. and JW Zunino & Associates were on hand to answer questions and explain the process, including principals Chuck Flink and Jack Zunino.

The consultants added a Floyd Lamb Park section and a well publicized survey to the [www.lasvegasopenspace.com](http://www.lasvegasopenspace.com) Web site.

More than 800 people completed the survey and their input has been used to refine the alternatives for consideration.

The future of Floyd Lamb Park will ultimately reflect the desires and wishes of the entire community. This treasured park will be sustained for generations of Las Vegas to come.



Fishing is a favorite pastime for locals.

### Names of Permitted Uses in Town Center

Before	Now
Art Supply Stores	General Retail Store
Barber/Beauty Shop	General Personal Service
Bowling Centers/Lanes	Commercial Amusement/Recreation (Indoor)
Clothing Stores	General Retail Store
Convenience Stores (No Fuel Pumps)	General Retail Store
Convention Centers	Commercial Amusement/Recreation (Indoor)
Dance/Gymnastic/Exercise Studios	Health Club
Drug Stores	General Retail Store
Pubs, Bars, & Lounges (Taverns, etc.)	Liquor Establishment (Tavern)





## Annexation 101

**T**he city of Las Vegas will consider annexation of any developed or undeveloped property that satisfies the eligibility requirements and provisions of the applicable laws found in the Nevada Revised Statutes (NRS), Sections 268.570 to 268.608, particularly Section 268.580 (*General Standards of Territory to be Annexed*).

Among the requirements that must be met in order for the city to extend its corporate boundaries are the following:

- One-eighth of the external boundaries of the subject property must be contiguous to the boundary of the city.
- No part of the subject property proposed for annexation may be included within the boundaries of another incorporated city as those boundaries existed on July 1, 1983.
- The city may not extend its boundaries by annexing into unincorporated townships south of Sahara Avenue without the prior approval of the governing body of the unincorporated town, which would be the Clark County Board of Commissioners.

An annexation may be accomplished under a simplified procedure for property whose owners have petitioned for annexation, and in certain circumstances where undeveloped property in the county is surrounded by property within city boundaries (the surrounded areas being commonly known as “county islands”). Otherwise, where annexation is proposed for property whose owners have not petitioned for annexation, a longer procedure is required, a procedure involving a number of steps and public hearings.

In 2002, the city entered into an Interlocal Agreement with Clark County, which restricts the city’s ability to annex certain county islands located in the northwest portion of the city. This agreement is intended to protect the rural nature of the area, and also generally requires that a property owner submit a petition requesting annexation in order to be incorporated into the city.

Parcels that are owned by the federal government and administered by the Bureau of Land Management (BLM) generally may be annexed by the city provided a written statement of non-objection has been provided by the BLM.

## TOWN CENTER – CONTINUED FROM PAGE 2

Vegas Zoning Code. To make the manual easier to use, all of the development standards have been consolidated into a series of tables including a Commercial Standards Table that includes building height information, stepbacks, setbacks and build-to line requirements.

A section was added describing the procedures one must follow if they wish to deviate from the area’s development standards including modifications to its land use map, waivers to distance separation requirements, waivers of the development standards and procedures pertaining to non-conforming uses and buildings. The requirement for a development agreement for projects in the UC-TC (Urban Center Mixed Use) and MS-TC (Main Street Mixed Use) districts has been removed.

The Town Center Development Standards as well as the city’s other planning documents are available online at [www.lasvegasnevada.gov/Planning](http://www.lasvegasnevada.gov/Planning).

## New Service Offered for Filing Entitlement Applications

**T**he Planning and Development Department is pleased to announce a new, efficient service for customers submitting development applications. Effective immediately, one can schedule appointments in advance to submit entitlement applications. Application appointments will be held at the department’s front counter at the Development Services Center located at 731 S. 4th Street, Las Vegas, NV.

Being able to schedule an appointment in advance to file land use applications means one can avoid waiting in line to file at the front counter.

Appointments can be scheduled in advance for 8:30 a.m. until 1:30 p.m. on application closing dates and for 8:30 a.m. until 4 p.m. on the Monday preceding the application closing date. Appointments can be scheduled by calling 229-6301. Appointments will be taken on a first-come, first-served basis.

Application Closing Date	Planning Commission Date
November 7, 2006	December 21, 2006
November 28, 2006	January 11, 2007
December 12, 2006	January 25, 2007
December 26, 2006	February 8, 2007

## OCTOBER IS . . .

*Making Great Communities Through Planning*

**National Community Planning Month**

**APA October 2006**



## Good Codes Make Good Fences and Walls

**T**he Las Vegas City Council, on September 6, 2006, approved a bill that makes it easier for residents and developers to find and understand code requirements when adding a wall or fence to their properties. All the relevant code information about walls and fences is now in one location in Title 19 of the Las Vegas Municipal Code. Before, the codes were located in multiple sections of the code, which could cause some confusion.

In the revised code, front yard walls and fences are allowed to be a maximum of five feet high with the top three feet open to permit visibility. It provides wall

height requirements and uniform step-back requirements for retaining walls and specifically from where to measure. It also has a combined height limit for a screening wall built atop retaining walls. Lastly, it establishes that a deviation from the code will require a variance.

The revised code applies to front yard fences and perimeter, screen and retaining walls. The design, architectural and materials standards are also consolidated in Title 19, chapter 12 under "Wall Design Requirement" and it adds the related definitions to Chapter 19.20.

Councilman Larry Brown, the bill's sponsor said, "City staff did an outstanding job bringing clarity and consistency to the code, as well as providing greater protection for our citizens."

Title 19 of the Las Vegas Municipal Code can be found on the city's Web site [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov), under *Laws and Codes*.

## Las Vegas Neighborhoods Are Organizing To Improve Community Livability



*Neighborhood associations organize cleanups as a way to enhance property value.*

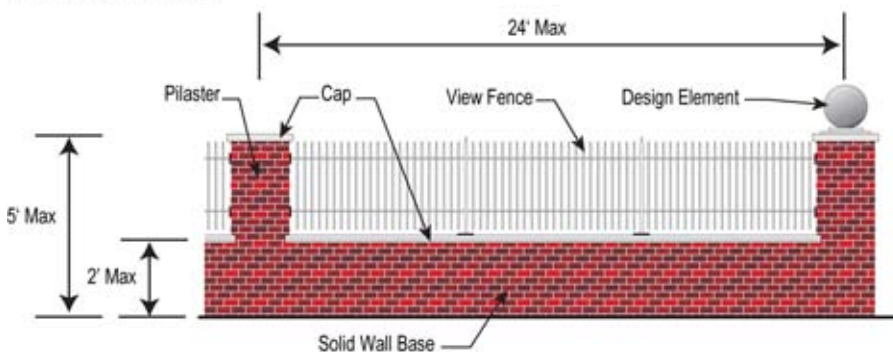
**L**as Vegas neighborhoods are taking advantage of city services by forming neighborhood associations. Currently, the city has 174 active neighborhood associations registered. Neighborhood associations are a means to bring residents together for the good of the community.

Forming a neighborhood association is a pathway to grant funding, professional planning resources and free educational programs on community issues. Neighborhood cleanups are a popular benefit of organizing and are an effective tool for improving the look and safety of a neighborhood. As real estate value continues to climb, residents also see neighborhood organizing as a way to enhance their property value.

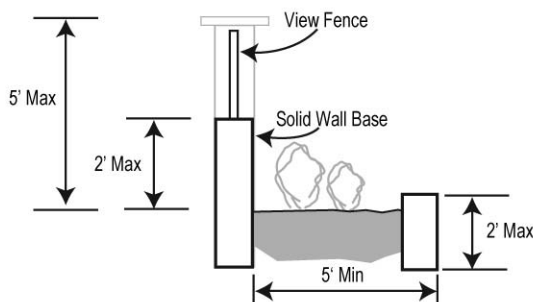
The associations are made up of volunteers in Las Vegas neighborhoods who want to maintain or improve the quality of life in their area. Neighborhood associations are voluntary organizations of residents and should not be confused with homeowners' associations, which

— CONTINUED ON PAGE 5

**Figure 9**  
Front Yard Wall / Fence



**Figure 10**  
Front Yard Wall / Fence with Standard Stepback



*The above illustrations can be found in the revised wall and fence code.*





# City Accepting Nominations for New Mayor's Urban Design Awards

## Mayor's Urban Design Awards Program

**N**ominations for the inaugural Mayor's Urban Design Awards (MUDA) are being accepted from October 17 through November 30, 2006. The city of Las Vegas encourages anyone to nominate projects that they believe should be considered for an award. The award winning projects will be announced in early 2007. Projects must be within the city limits and have been built anytime before and completed by December 31, 2006.

Projects of exceptional urban design throughout the city's neighborhoods will be honored. The program, approved by the Las Vegas City Council on August 2, 2006, recognizes projects that foster the city's commitment to sustainability and livability.

MUDA will recognize projects that cultivate walkways and streets as shared public spaces, promote walkability and safety, conserve resources, and seamlessly link to their surroundings.

A nine-member volunteer MUDA committee has been formed. The mayor selected two members, each council member selected one member, and the Planning and Development Department selected one committee member.

The committee has developed categories and criteria for the award and will review and rank the submissions for recommendation to the mayor. The mayor will select the award winners in all categories. The Planning and Development Department is providing staff

support to the program and the volunteer committee.

The program is modeled after similar ones in Denver and Milwaukee. "World-class projects deserve recognition and acclaim from our world-class city and we are hopeful that we receive many nominations," said Margo Wheeler, AICP, director of the Planning and Development Department.

Nomination forms are available at the front counter at the Development Services Center located at 731 S. 4th Street, Las Vegas, NV 89101 or online at [www.lasvegasnevada.gov/neighborhoodservices](http://www.lasvegasnevada.gov/neighborhoodservices) **Mayor's Urban Design Awards Nomination Form**.

For more information about the award nomination process, please contact Yorgo Kagafas, AICP, urban design coordinator, at 229-6196.

### AWARDS

**2006 Nevada APA DeBoer Award for Public Outreach** – "...and another thing. Amazing Planning & Development factoids that will keep you riveted!"

**2006 Western Planners Resources Lester Award** – Robert Genzer, former director of Planning and Development.

**2006 Western Planners Gerber Award in Environmental Planning** – The Regional Animal Campus.

### LAS VEGAS NEIGHBORHOODS –

CONTINUED FROM PAGE 4

operate in association with specific developments. The process to form a neighborhood association is easy; simply contact the city of Las Vegas Neighborhood Services Department at 229-2330. A neighborhood planner assigned to the area will work with residents to organize the association and develop a plan to address issues pertinent to the area.

Organizing neighborhood associations is just one of the many services offered by the city's Neighborhood Services Department. The department promotes, develops and supports safe, healthy neighborhoods through partnerships, education and compliance. Residents can visit the city's Web site to see what other services are available at [www.lasvegasnevada.gov/neighborhoodservices](http://www.lasvegasnevada.gov/neighborhoodservices).

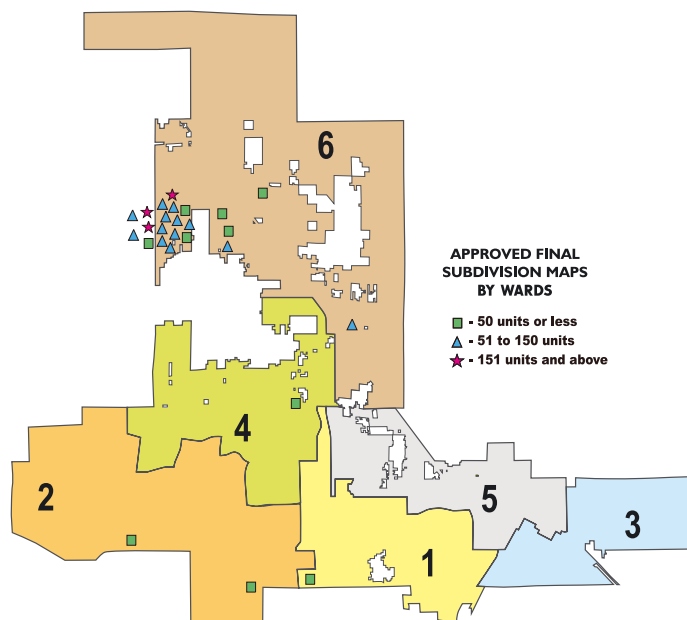
### News You Can Use

4rd Quarter "...and another thing. Amazing Factoids that will keep you riveted"

Green Building Program Brochure

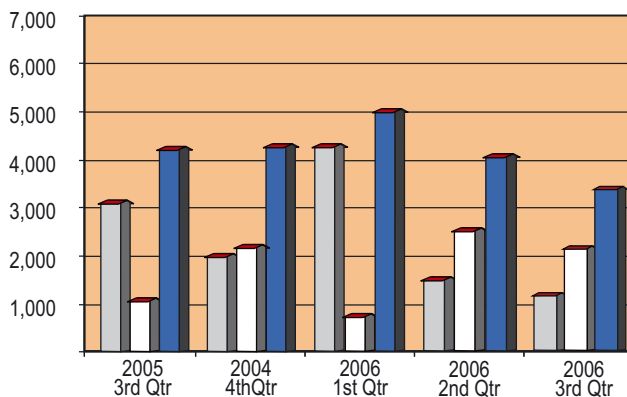
Weekly Traffic Update

Mayor's Urban Design Awards Nomination Form



Tentative Final Maps Total

Approved Subdivision Lots



Source: city of Las Vegas

### Leading Economic Indicators For Clark County

"The Southern Nevada Index of Leading Indicators moved upward for July, primarily on the strength of gross gaming revenue posting double-digit growth. All tourism-based data series contributed positively to the index, whereas the four construction data series and taxable sales contributed negatively. The index, which has increased steadily since the 2001 recession through 2005, has turned flat. All in all, the index shows no clear sign of further expansion or contraction."

Source: UNLV Center for Business and Economic Research

Approved Subdivision Lots			
	Tentative Maps	Final Maps	Total
3rd Qtr-2005	3,187	1,130	4,317
4th Qtr-2005	2,071	2,291	4,362
1st Qtr-2006	4,357	757	5,114
2nd Qtr-2006	1,539	2,611	4,150
3rd Qtr-2006	1,261	2,250	3,511
% Chg Last Qtr	-18.1	-13.8	-15.4
% Chg Last Year	-60.4	99.1	-18.7

Leading Economic Indicators						
CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX *
RESIDENTIAL BUILDING						
Units Permitted	Jul-06	#Units Permitted	2,232	-39.81%	-36.54%	-0.033%
Permit Valuation	Jul-06	Dollars	\$ 274,644,453	-37.22%	-44.63%	-0.060%
COMMERCIAL BUILDING						
Permits	Jul-06	#Units Permitted	92	-24.59%	9.52%	-0.058%
Permit Valuation	Jul-06	Dollars	\$ 101,531,121	-43.47%	38.28%	-0.043%
TAXABLE SALES	Jul-06	Dollars	\$ 2,935,039,144	-10.24%	4.70%	-0.199%
McCARRAN AIRPORT	Jul-06	Passengers Enplaned/Deplaned	4,086,437	5.07%	2.37%	0.027%
GALLONS OF GASOLINE	Jul-06	Thousands of Gallons	69,731,166	5.66%	-2.77%	-0.007%
GROSS GAMING REVENUE	Jul-06	Dollars	\$ 850,255,003	12.21%	11.04%	0.467%
CONVENTIONS HELD						
Visitor Volume	Jul-06	People	3,369,877	6.74%	-0.55%	0.032%
Attendance	Jul-06	People	392,338	-21.20%	11.06%	0.010%
OVERALL CHANGE IN LEADING INDICATOR **	Sep-06		132.30	0.14%	0.14%	0.14%

\* The contribution of the index is a net-weighted average of each series after adjustment for seasonal variation.

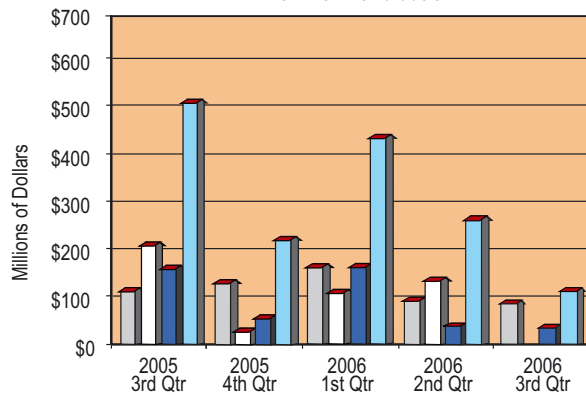
\*\* The index is a six month forecast (January 1, 2007) from the month of the data (July 1, 2006) and four months from the month of the series (September 1, 2006).

Source: UNLV Center for Business and Economic Research



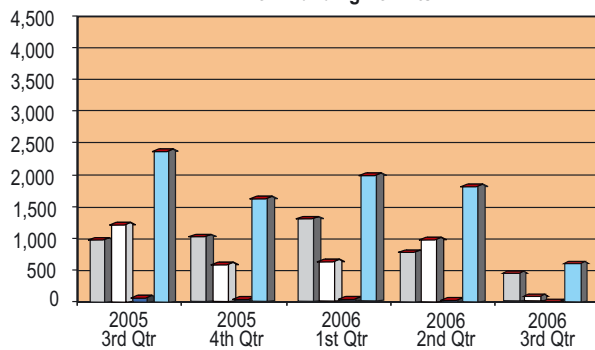
Single Family
  Multi-Family
  Commercial
  Total

**New Permit Valuation**



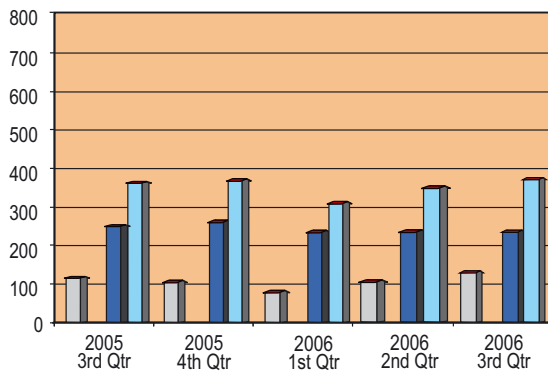
New Permit Valuation				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr-2005	\$132,331,999	\$212,579,578	\$167,598,922	\$512,510,499
4th Qtr-2005	\$132,379,335	\$ 28,545,813	\$ 58,163,453	\$219,088,601
1st Qtr-2006	\$165,047,208	\$105,823,134	\$165,481,200	\$436,351,542
2nd Qtr-2006	\$ 93,598,507	\$132,167,796	\$ 37,404,046	\$263,170,349
3rd Qtr-2006	\$ 63,346,600	\$ 15,812,649	\$ 41,240,464	\$120,399,713
% Chg Last Qtr	-32.3	-88.0	10.3	-54.3
% Chg Last Year	-52.1	-92.6	-75.4	-76.5

**New Building Permits**



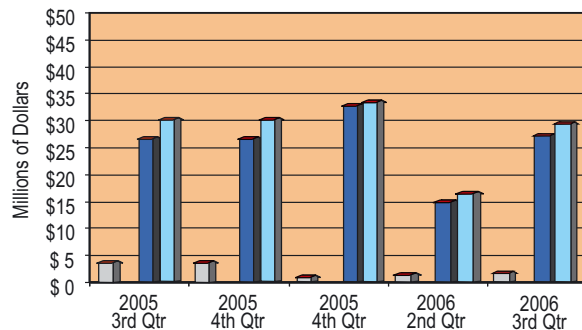
New Building Permits				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr-2005	1,041	1,267	65	2,373
4th Qtr-2005	1,010	572	58	1,640
1st Qtr-2006	1,275	635	49	1,959
2nd Qtr-2006	760	983	39	1,782
3rd Qtr-2006	487	125	45	657
% Chg Last Qtr	-35.9	-87.3	15.4	-63.1
% Chg Last Year	-53.2	100.0	-30.8	-72.3

**Additions and Remodels**



Additions and Remodels				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr-2005	111	-	239	350
4th Qtr-2005	103	-	255	358
1st Qtr-2006	72	-	225	297
2nd Qtr-2006	103	-	231	334
3rd Qtr-2006	128	-	227	355
% Chg Last Qtr	24.3	0.0	-1.7	6.3
% Chg Last Year	15.3	0.0	-5.0	1.4

**Additions and Remodel Valuation**



Additions and Remodel Valuation				
	Single Family	Multi-Family	Commercial	Total
3rd Qtr-2005	\$ 3,448,250	-	\$ 26,739,760	\$ 30,188,010
4th Qtr-2005	\$ 3,385,902	-	\$ 27,552,076	\$ 30,937,978
1st Qtr-2006	\$ 2,196,318	-	\$ 81,800,815	\$ 83,997,133
2nd Qtr-2006	\$ 3,006,021	-	\$ 37,613,519	\$ 40,619,540
3rd Qtr-2006	\$ 6,245,816	-	\$ 78,874,807	\$ 85,120,623
% Chg Last Qtr	107.8	0.0	109.7	109.6
% Chg Last Year	81.1	0.0	195.0	182.0

Source: city of Las Vegas (including subdivision information)





## Rossi Ralenkotter Las Vegas Convention and Visitors Authority



Rossi Ralenkotter, president and CEO of the Las Vegas Convention and Visitors Authority.

**R**ossi Ralenkotter leads the organization responsible for marketing the Las Vegas and southern Nevada brand as the world's most desirable destination for leisure and business travel. Under his leadership, the LVCVA conceived "Vegas Stories," the most popular advertising and marketing campaign in tourism history, which is known for its renowned tagline, "What happens here, stays here.™"

The Las Vegas Convention Center is embarking on a \$737 million facility enhancement project, to be completed in 2010. The enhancement project is one of several components of Ralenkotter's Five-year Vision Plan for the destination, designed to support the resort industry's unprecedented growth and reach the goal of attracting a record-setting 43 million visitors by 2009.

Currently, southern Nevada is poised to break its current record of 38.6 million visitors in 2005 with a projected 39.1 million visitors by the end of 2006. Ralenkotter led the effort to secure the National Basketball Association's (NBA) All-Star Weekend in 2007, marking the first time the high-profile event will take place in a city without an NBA team.

Ralenkotter has been with the LVCVA for 33 years. Prior to serving as president and CEO, Ralenkotter was the authority's executive vice president and senior vice president of marketing. He began his career at the organization as a research analyst. Prior career experience included service in the United States Air Force and work at a local telephone company.

Ralenkotter is a member of the American Society of Travel Agents, Destination Marketing Association International, the American Society of Association Executives, the Hotel Sales Marketing Association and serves on the board of directors for the Travel Industry Association of America. He has been listed in Who's Who of America and was named "Employer of the Year" in 2006 by the Employee Services Management Association. In 2004, Brandweek magazine named him "Grand Marketer of the Year." He served as a Nevada delegate to the White House Conference on Travel and Tourism in 1995.

Ralenkotter holds a Bachelor of Science degree in marketing from Arizona State University and an MBA from UNLV. He is a 55-year resident of Las Vegas and a member of the Las Vegas Ad Club, which inducted him into the Las Vegas Advertising Hall of Fame for lifetime marketing achievements. He also has received lifetime achievement honors from the American Marketing Association and the Travel and Tourism Research Association.

## Las Vegas GROWTH WATCH



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Councilman Larry Brown, Ward 4  
Councilman Lawrence Weekly, Ward 5  
Councilman Steve Wolfson, Ward 2  
Councilwoman Lois Tarkanian, Ward 1  
Councilman Steven D. Ross, Ward 6

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Las Vegas Convention and Visitors Authority

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